


**PLANNING BOARD
RESOLUTION No. 2013- 39**


A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING ONE TRANSIENT BUSINESS TAX RECEIPT TRANSFER FROM PROPERTY LOCATED AT 1901 VENETIA STREET (RE# 00063400-000100, AK#1063835) TO PROPERTY LOCATED AT 913 DUVAL STREET (RE#00017630-000000, AK#1018104), PURSUANT TO SECTION 122-1339 OF THE CODE OF ORDINANCES OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 122-1339 (a) of the Code of Ordinances allows a transient business tax receipt to be transferred from an area where transient uses are restricted or prohibited to a receiver site where transient residential use is permitted without the accompanying transfer of the unit; and

WHEREAS, Section 122-1339 (b) requires that the Planning Board consider the relative size of the unit from which the license is transferred and the room configuration of both sites to maintain approximately the same or less net number of occupants; and

WHEREAS, the transient use at the sender site is a legal non-conforming use and a permitted use at the receiving site; and


Chairman


Planning Director

WHEREAS, the sender site is a one bedroom single-family dwelling; and

WHEREAS, the receiving site is a 10 unit guest house with a manager's apartment. The transfer is to convert the one-bedroom apartment to transient use; and


WHEREAS, the applicant proposed a transfer of one business tax receipt in order to maintain approximately the same or less net number of occupants.


NOW, THEREFORE BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That a transfer of transient business tax receipt, pursuant to Section 122-1339 of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: ALLOWING A TRANSFER OF ONE TRANSIENT BUSINESS TAX RECEIPT FROM ONE ONE-BEDROOM DWELLING-UNIT AT PROPERTY LOCATED AT 1901 VENETIA STREET (RE# 00063400-000000, AK#1063835) TO ONE ONE-BEDROOM APARTMENT AT PROPERTY LOCATED AT 913 DUVAL STREET (RE#00063400-000000, AK#1018104), PER THE ATTACHED PLANS.

Section 3. Full, complete, and final application for all licenses and permits required for

 Chairman

 Planning Director

which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. This transfer of one transient business tax receipt does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 15th day of August,

 Chairman
 Planning Director

2013.

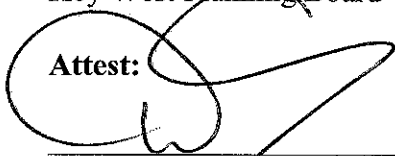
Authenticated by the Chairman of the Planning Board and the Planning Director.



Richard Klitenick, Chairman
Key West Planning Board

8/21/2013
Date

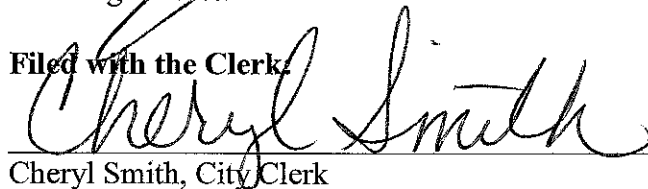
Attest:



Donald Leland Craig, AICP
Planning Director

8-20-13
Date


Filed with the Clerk:

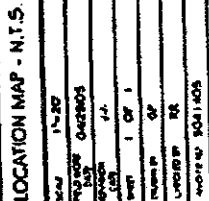


Cheryl Smith, City Clerk

8-27-13
Date

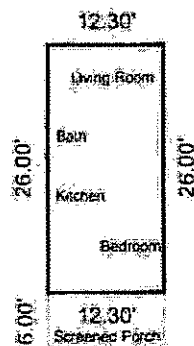
____ Chairman

 Planning Director

[illegible][illegible]

PROFESSIONAL SURVIVOR AND MAPPER



SUBJECT BUILDING LAYOUT

1901 Venetia Street
Key West, FL
Our File No.: 016-05
Not To Scale

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN	
Code	Description	Area	Value	Breakdown	Subtotal
001	Screened Porch	12.30	11.0000	Screened Porch	11.0000
002	Living Room	12.30	11.0000	Living Room	11.0000
003	Bath	12.30	11.0000	Bath	11.0000
004	Kitchen	12.30	11.0000	Kitchen	11.0000
005	Bedroom	12.30	11.0000	Bedroom	11.0000
TOTAL LIVING AREA (rounded)		320		Living Area Total (rounded)	320

QC
82013

RMK

[illegible]

1. The first step in the process of the development of a new product is the identification of a market need. This is often done through market research, which can be conducted in a number of ways. One common method is to conduct surveys of potential customers, asking them about their needs and preferences. Another method is to observe how people use existing products and identify areas for improvement. A third method is to consult with experts in the field, such as scientists or engineers, who can provide insights into the latest developments in the technology. Once a market need has been identified, the next step is to develop a concept for a new product that addresses this need. This is often done through brainstorming sessions with a team of designers and engineers. The concept is then refined through a series of iterations, with each iteration focusing on a different aspect of the product. Finally, the product is developed and tested, with the goal of creating a new product that meets the market need and is competitive with existing products.

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1. *Phragmites australis* (Cav.) Trin. ex Steud. - Common in the marshes of the lower Mississippi River, and in the swamps of the lower Ohio River. It is also found in the marshes of the lower Missouri River, and in the swamps of the lower Arkansas River. It is also found in the marshes of the lower Illinois River, and in the swamps of the lower Tennessee River. It is also found in the marshes of the lower Kentucky River, and in the swamps of the lower Cumberland River. It is also found in the marshes of the lower Mississippi River, and in the swamps of the lower Ohio River. It is also found in the marshes of the lower Missouri River, and in the swamps of the lower Arkansas River. It is also found in the marshes of the lower Illinois River, and in the swamps of the lower Tennessee River. It is also found in the marshes of the lower Kentucky River, and in the swamps of the lower Cumberland River.

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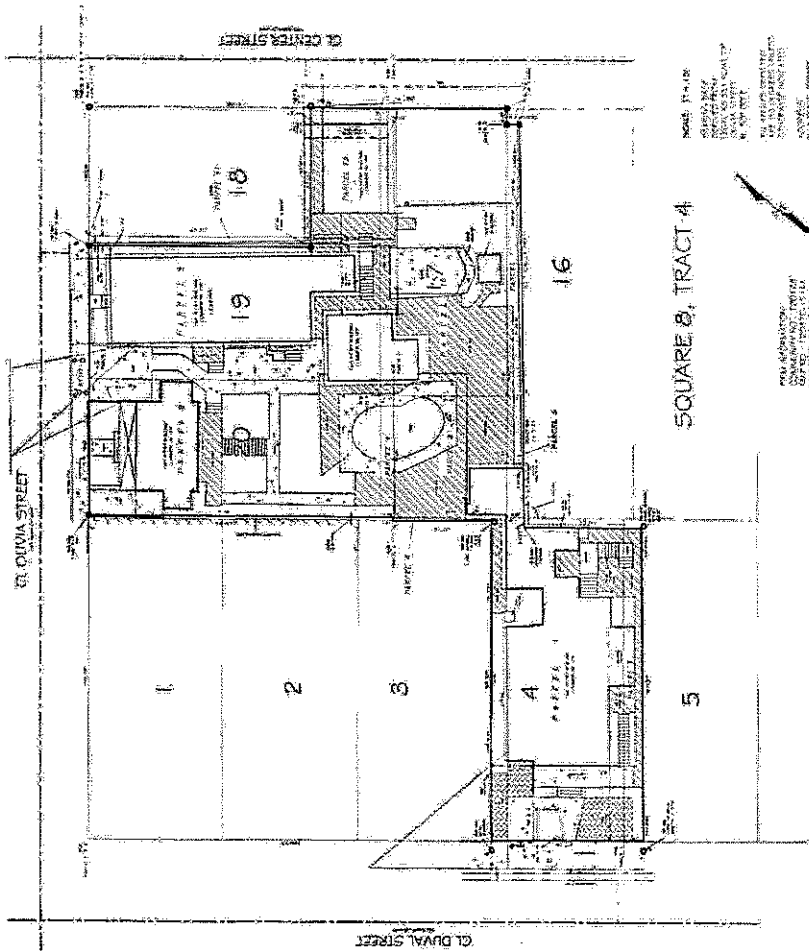
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1967, p. 17. *ibid.*

1987b). The

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SQUARE 8, TRACT 4

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1. *Opinion by Chief Justice*
 2. *Majority opinion*
 3. *Concurrence*
 4. *Dissent*
 5. *Plurality*
 6. *Per curiam*
 7. *Stare decisis*
 8. *Precedent*
 9. *Originalism*
 10. *Living Constitution*
 11. *Textualism*
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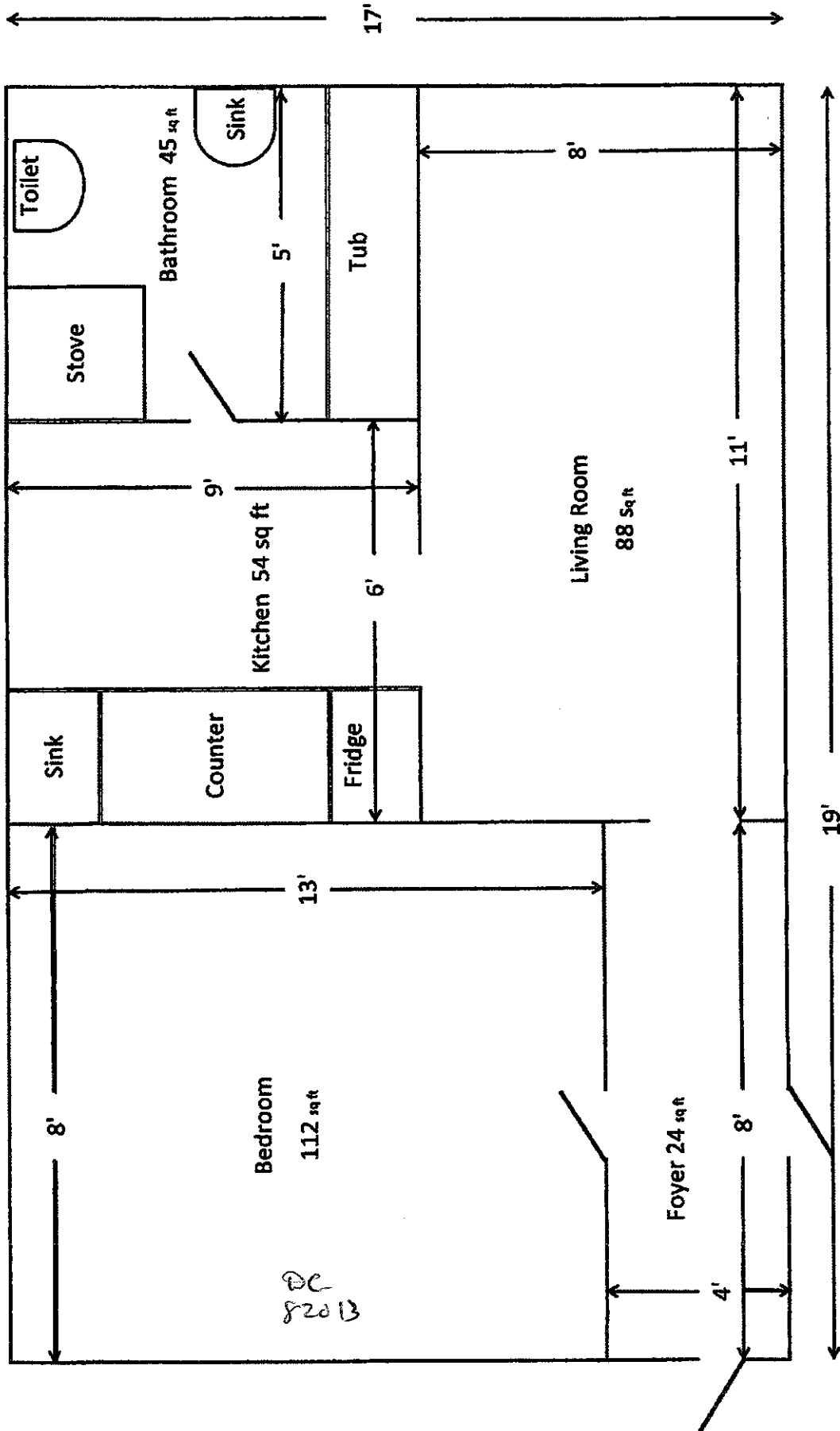
MAP OF BOUNDARY SURVEY
ON THE ISLAND OF KEY WEST
LOTS 17 & 20 AND PART OF
LOTS 4, 5, 16 & 19,
SQUARE 8, TRACT #
OF E.O. GWINN'S DIAGRAM,
DEED BOOK "H", PAGE 669

N. E. REECE, P.A.
PROFESSIONAL ACCOUNTANT AND TAX ADVISOR
SINCE 1978 OFFICE & RESIDENCE IN 1906
(OFF. HOURS) 1-800-333-1111

ANK

Owner's Apartment 913 Duval Street Wicker Guesthouse

323 sq ft



DC
82013

Rune